

2011 CATAWBA COUNTY REAL PROPERTY REVALUATION

Catawba County Board of Commissioners Meeting
Monday, August 16, 2010 at 7:00 p.m.
Catawba County Government Center
2nd Floor Meeting Room

WHY DOES CATAWBA COUNTY DO REVALUATIONS?

- ◉ State law requires that counties conduct a revaluation at least every eight years.
(NCGS105-286.a(1))
- Catawba County was on an eight year revaluation cycles in these years:
 - ◉ 1975
 - ◉ 1983
 - ◉ 1991
 - ◉ 1999

WHY DOES CATAWBA COUNTY DO A REVALUATION EVERY 4 YEARS?

- ◉ State law allows counties to conduct a revaluation more frequently than every eight years. (NCGS105-286.a(3))
 - The Catawba County Board of Commissioners authorized going to a four year cycle on June 7, 1999. Catawba County has used a four year revaluation cycle in these years:
 - ◉ 2003
 - ◉ 2007
 - and the next four year revaluation cycle taking effect in:
 - ◉ 2011

WHY DOES CATAWBA COUNTY DO A REVALUATION EVERY 4 YEARS? (CONT'D)

- ◉ It keeps all property types closer to 100% of market value to ensure each property is valued fairly.
 - Personal property, such as vehicles, mobile homes and boats, is valued at 100% of market value every year.
 - Public utility companies are valued at 100% of market value every year.
 - But real estate is valued at 100% of market value only in a revaluation year...only every four years.

(Four year revaluations equalize and distribute the tax burden fairly across all three types of property more frequently.)

WHY DOES CATAWBA COUNTY DO A REVALUATION EVERY 4 YEARS? (CONT'D)

- ◉ It eliminates potential revenue loss from public utility companies, which are allowed to appeal their values in the 4th and 7th years following a revaluation.
- ◉ Catawba County's revenue loss from these appeals, for the years 1995 through 1998, was \$2,285,253.89.
- ◉ A revaluation is the only time that taxpayers have the right to appeal values based on changes in economic conditions.

HOW DOES CATAWBA COUNTY DETERMINE PROPERTY VALUE?

- ◉ When a revaluation occurs, state law requires that the County appraise all real property, “at market value”. (NCGS105-283)
- ◉ Market value is the most probable price at which a property would change hands between a willing and financially able buyer and a willing seller, with neither being forced to buy or sell.

(Individuals who buy and sell real estate in the open market establish the market value. Market value is not set by the Catawba County Tax Department.)

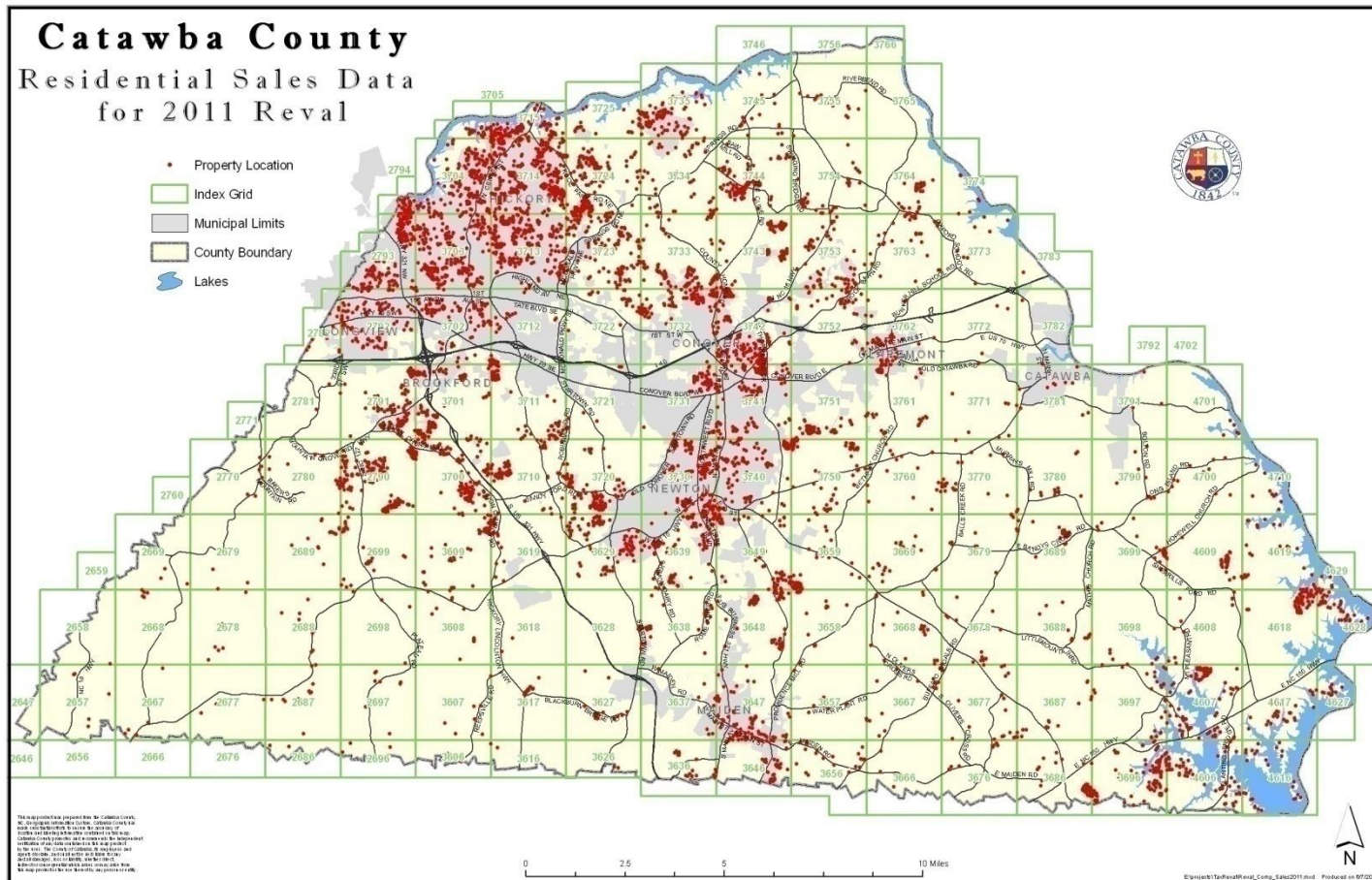
HOW DOES CATAWBA COUNTY DETERMINE PROPERTY VALUE? (CONT'D)

- ◉ Revaluation is performed by an in-house staff of seven Catawba County employees certified by the State as real estate appraisers. The County does not use an outside appraisal company.
- ◉ Revaluation is a 2 ½ year long process, in which a large amount of objective data is collected from property owners to help determine the market value of the property.
 - 30,000 residential data verification requests (which the County sent to property owners, asking them to verify information on file)
 - 3,722 building permits
 - 1,581 on-line real estate information (example: from Multiple Listing Service (MLS) and realtors' websites)
 - 734 new construction home sales for cost study
 - 35 new construction commercial/industrial cost surveys
 - 585 commercial/industrial income and expense surveys
 - 3,810 sales verification requests

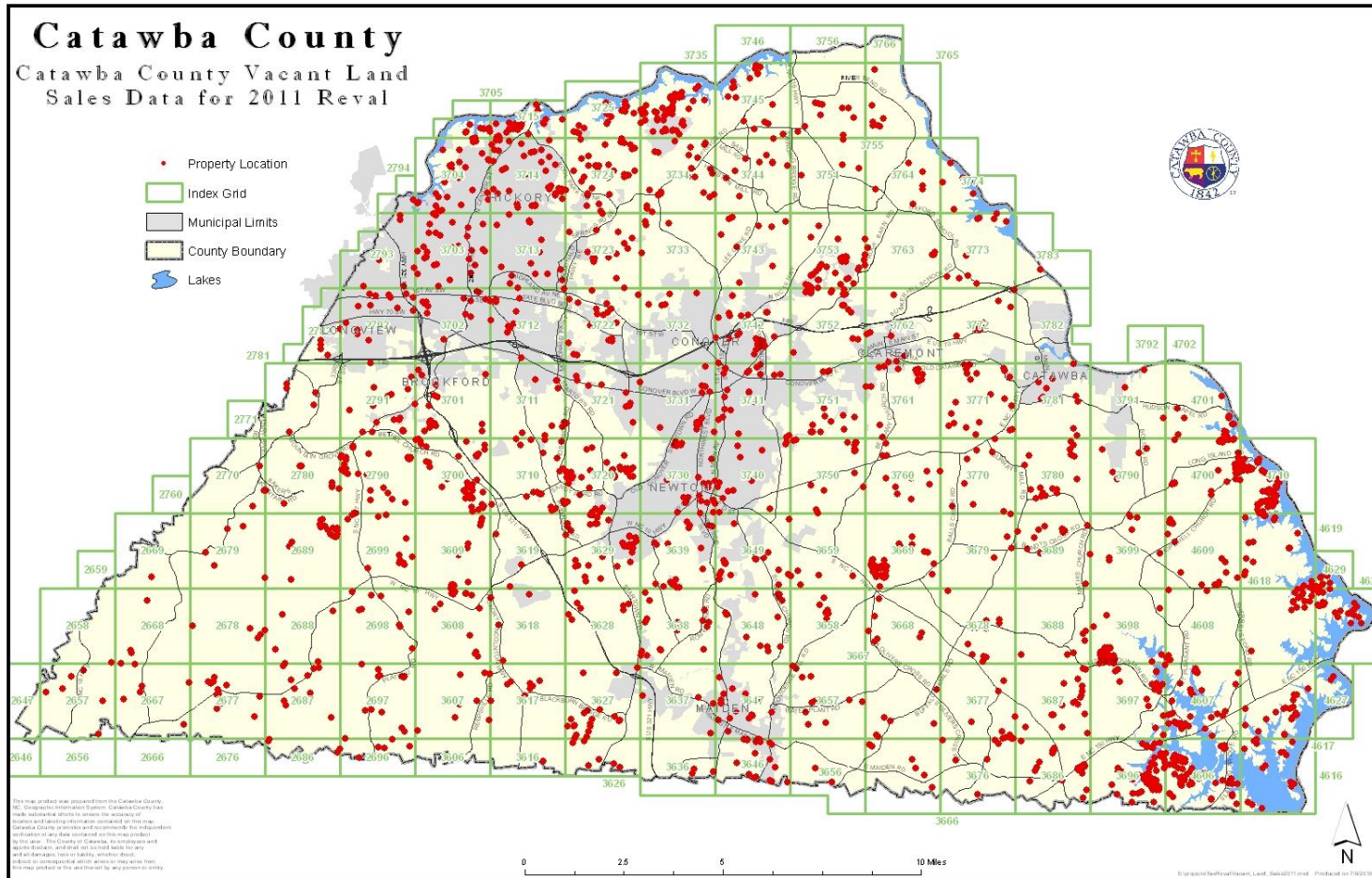
HOW DOES CATAWBA COUNTY DETERMINE PROPERTY VALUE? (CONT'D)

- ◉ In addition to data collected from property owners, revaluation staff collects information on actual real estate sales in Catawba County.
 - 6,408 residential improved sales since last 2007 revaluation.
 - ◉ (Catawba County has historically had a total number of sales for use during the revaluation process equaling around 10% of all residential land parcels in the county. Currently, with around 53,000 residential land parcels in Catawba County, 10% would equal around 5,300 sales.)
 - 1,937 vacant land sales since last 2007 revaluation.

RESIDENTIAL SALES FOR 2011 REVALUATION HAVE BEEN WIDELY SPREAD ACROSS COUNTY



VACANT LAND SALES FOR 2011 REVALUATION HAVE BEEN WIDELY SPREAD ACROSS COUNTY



HOW DOES CATAWBA COUNTY DETERMINE PROPERTY VALUE? (CONT'D)

- ◉ Revaluation staff analyzes all data and sales to develop a proposed Schedule of Values to be considered by Catawba County Board of Commissioners.

- *What is a Schedule of Values?*
 - ◉ It is a set of standards and rules specifically prepared by the revaluation staff to be considered by the Catawba County Board of Commissioners for the appraising of property in Catawba County. These standards and rules are really a large “appraisal manual” which assures that all property will be appraised in an accurate and consistent manner.

 - ◉ The Schedule of Values is being created following the study of the County’s current real estate market. This schedule, when approved by the Catawba County Board of Commissioners, will be used to set the new property values in Catawba County.

WHAT'S NEXT IN THE REVALUATION PROCESS?

Tuesday, September 7, 2010 - 9:30 a.m., 1924 Courthouse

Assessor's formal presentation of the proposed 2011 Schedule of Values to the Board of Commissioners.

Monday, September 20, 2010 - 7:00 p.m., 1924 Courthouse

Public hearing on the proposed Schedule of Values.

Monday, October 4, 2010 - 9:30 a.m., 1924 Courthouse

Formal adoption of the proposed Schedule of Values by the Board of Commissioners.

Tuesday, October 5, 2010

Taxpayers have the right to appeal the adoption of proposed Schedule of Values with the North Carolina State Property Tax Commission within 30 days of this date.

Mid-October 2010

Revaluation staff will begin applying the Schedule of Values to begin generating new values.

WHAT'S NEXT IN THE REVALUATION PROCESS? (CONT'D)

Mid-November 2010

Target date for mailing of new valuation notices to property owners.
(Notices will give instructions on how to appeal values.)

Late November 2010 through March 2011

Informal hearing before staff appraisers by property owners.

January 1, 2011

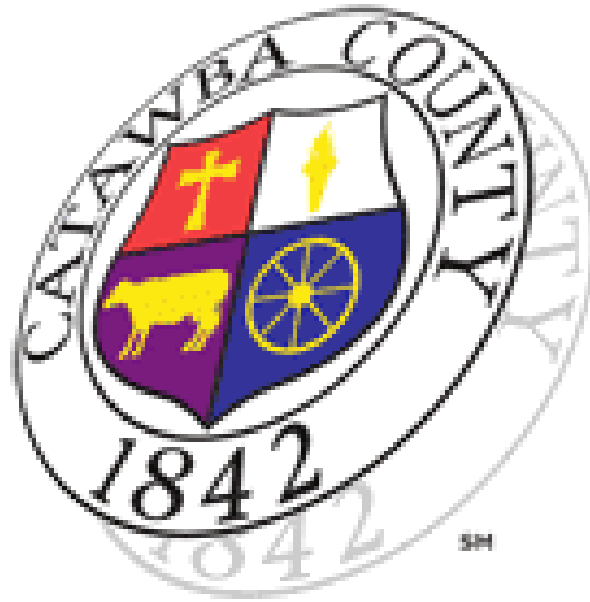
New values go into effect for 2011 tax bills to be mailed in July 2011.

April, May and June 2011

Board of Equalization and Review hearings.

- Property owners have 30 days from the date the Board of Equalization and Review issues its decision to appeal to the North Carolina Property Tax Commission. If still not resolved, appeals may be made to the North Carolina Court of Appeals.

**PLEASE VISIT OUR REVALUATION
WEB PAGE**



WWW.CATAWBACOUNTYNC.GOV/DEPTS/TAX



OTHER QUESTIONS?

OTHER QUESTIONS?